

62.29 +/- Acres of O'Brien County Farmland **FARMLAND FOR SALE!!!**

\$12,000 per acre

Location: From Archer, IA go 1 mile North and 1 1/2 miles West

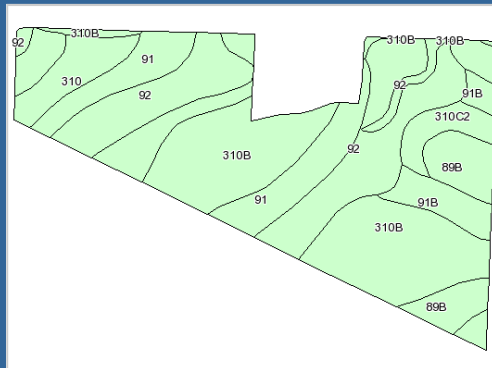
General Description: Selling will be 62.29 +/- acres of farmland in O'Brien County, Iowa. The farm has approx. 60.27 tillable acres and the average CSR on the tillable acres is 73.2. The farm is level to gently sloped. There is a grass waterway that goes through a portion of the farm.

Legal Description: A tract in the North 1/2 of the NW 1/4 of Section 23, Township 96, Range 42, O'Brien County, Iowa

Terms: 10 % down is due with offer and the balance at closing.

Possession: Immediate Possession

Note: This property is being sold "as is." All information was gathered from sources deemed to be reliable, but it is not guaranteed by sellers or sellers' agents. Real estate company acts as agent for the seller.



For more information contact Todd Hattermann at 712-348-0111

View our web site at www.vw72.com

Kent Wilkins - Owner

***Vander Werff
and
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